

Bressi Ranch Apartments Proposal
Frequently asked Questions and Answers
February 2012

Q 1. What is being proposed?

- A. HCP, Inc., a company that owns an 18 acre piece of land at the southwest corner of Palomar Airport Road and El Fuerte Street within the Bressi Ranch Master Plan area, is proposing to build approximately 450 apartments on this site.

Q 2. What is the current status?

- A. A formal application has not yet been submitted to the city. On July 29, 2011, the property owner submitted something called a “preliminary review application” to the City of Carlsbad, which is the step before submitting a formal application. On August 25, 2011, city staff responded to the preliminary review application in writing and indicated that the proposal appeared to meet current City of Carlsbad General Plan Land Use Element policies and standards. These policies provide guidance as to where higher density residential housing should be located, such as adjacent to or near jobs, transportation, commercial services and parks. The proposal could also provide a share of the city’s need for additional higher density housing to meet state mandated housing requirements. The property owner has not yet followed up the preliminary review application with a formal application submittal to the city for the proposed project.

Q 3. What is a Preliminary Review application?

- A. It is an early, informal review of a project by the city prior to a formal application submittal. The preliminary review does not represent an in-depth analysis of a project. The purpose of a Preliminary Review application is to obtain early project direction in order to ensure compliance with city standards and reduce project redesigns.

Q 4. Are apartments allowed on this land?

- A. The land is currently zoned for industrial uses and corporate office type uses. The proposed project would require a General Plan and Master Plan Amendment to change the land use and zoning. If approved, these revised General Plan and Zoning designations would allow for the estimated 450 residential apartment units proposed by the property owner/developer.

Q 5. What is the approval process?

- A. If a formal application is submitted to the city, staff reviews the project for consistency with city standards and policies and prepares a recommendation on the application, including the necessary environmental review. This recommendation is presented to the Planning Commission during a public hearing. The public may provide input during the public hearing before the Planning Commission. The Planning Commission takes action on the proposed application, which is then presented as a recommendation to the City Council. The City Council holds another public hearing to consider the project before taking any action on the development application.

Q 6. Has the city taken any actions to approve this project so far?

- A. No. The Owner/Developer has not submitted a formal development application to the City of Carlsbad. There has been no approval of the project, and no actions taken to date by the City Council, Planning Commission or city staff provide for any approval or implied approval. The City Council takes no action to approve or deny a development project, or indicate its approval or denial of a project proposal, until a formal application is before them for consideration at a public hearing.

Q 7. Has the project site been included in one of the three recently released Envision Carlsbad Land Use Concepts? Has the property been designated for higher density housing in the Envision Carlsbad program?

- A. Yes. To evaluate different ways of meeting the community's future housing needs, three alternative land use concept plans are proposed as part of the General Plan update process. A General Plan is a blueprint for how the city will use land in the future. One concept, called Concept A/"Centers," proposes designating the site for mixed commercial and residential use, with a housing capacity of 104 dwelling units. Another concept, called Concept B/"Active Waterfront," would keep the current industrial zoning for the site. Concept C/"Core Focus" proposes to designate the site for high density residential use with a yield of 531 units at 30 dwelling units per acre. These land use concepts are still under evaluation and no decision has been made as to what land use changes for this site, if any, is preferred for the General Plan update.

Q 8. Why is affordable housing for low income households required of developers?

- A. The city is required by state law to provide affordable housing for all income groups – very low, low, moderate and upper income. Generally, the developer is allowed to pick the site and/or type of project to meet this requirement. However, the starting point is that the affordable units, except for very small developments, must generally be included within the proposed development boundaries. In some cases, developers are allowed to build the affordable dwellings outside of their development boundaries. However, they must still develop within the same part of the city and at an appropriate location in terms of services and other amenities, such as employment centers, transportation and commercial services.

Q 9. How can members of the public provide input to the city on this project and the General Plan update?

- A. Apartment project: It's important to keep in mind that no project has been officially proposed at this time. If a formal application is submitted, the city staff person in charge would be Senior Planner Van Lynch. He may be contacted at van.lynch@carlsbadca.gov or at 760-602-4613. There are three main opportunities to provide input into a proposed project like this:
- Environmental review: A project like this will require an environmental review process, which includes opportunities for the public to review and comment on any anticipated environmental impacts, such as traffic, air quality, noise, etc.

- Once the environmental review is completed, the project will come before the city's Planning Commission in a public hearing. This is another opportunity for the public to provide input.
- Finally, if the Planning Commission recommends approval of the project, the City Council will hold a public hearing, which includes opportunities for the public to provide input.

All property owners within 600 feet of the proposed development site automatically will be mailed a formal notice for the Planning Commission and City Council hearings. All other individuals interested in receiving future public hearing notices for this project may contact Van Lynch directly and ask to be placed on the public notice mailing list.

General Plan update: There are many opportunities to provide input on the General Plan update:

- Online survey: An online survey is available through the end of next week (www.carlsbadca.gov/envision) where people can provide input on land use concepts, including the site in Bressi Ranch.
- Environmental review: The General Plan will undergo an environmental review process where the public can provide input on potential environmental impacts.
- Planning Commission: The General Plan will go before the Planning Commission for review during a public hearing.
- City Council: The General Plan will also be subject to a public hearing in front of the City Council, with opportunities for public input.

For more information about the General Plan update, please view our website at www.carlsbadca.gov/envision, or contact the city at envision@carlsbadca.gov or at 760-602-2710.